

# 109 W. Madison, Pontiac, proposed

Stories: Two

Historic use: Office/Apartment

Current use: Vacant

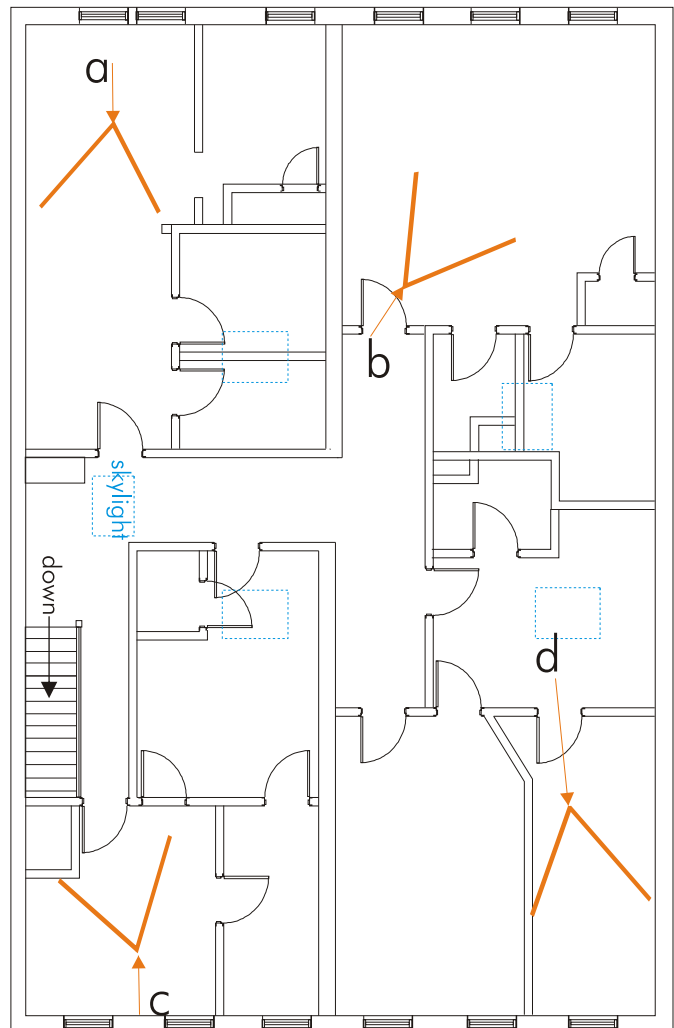
Proposed use: Two 2-bedroom apts.

Exits: One to street

Windows: 6 front & 6 rear, 3' x 8'

Sq. footage: 2,200 sq. ft. interior space is 38' x 58'

Construction: Brick load-bearing walls, plaster & lath interior partitions, wood roof & floor, stone foundation.

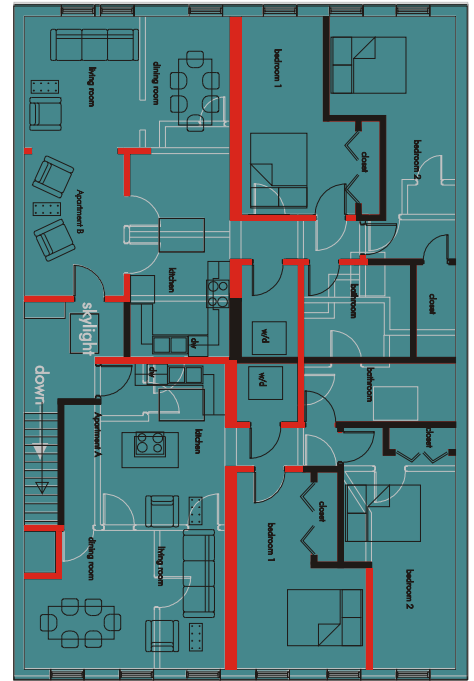


Madison Street Facade  
Existing Floor Plan

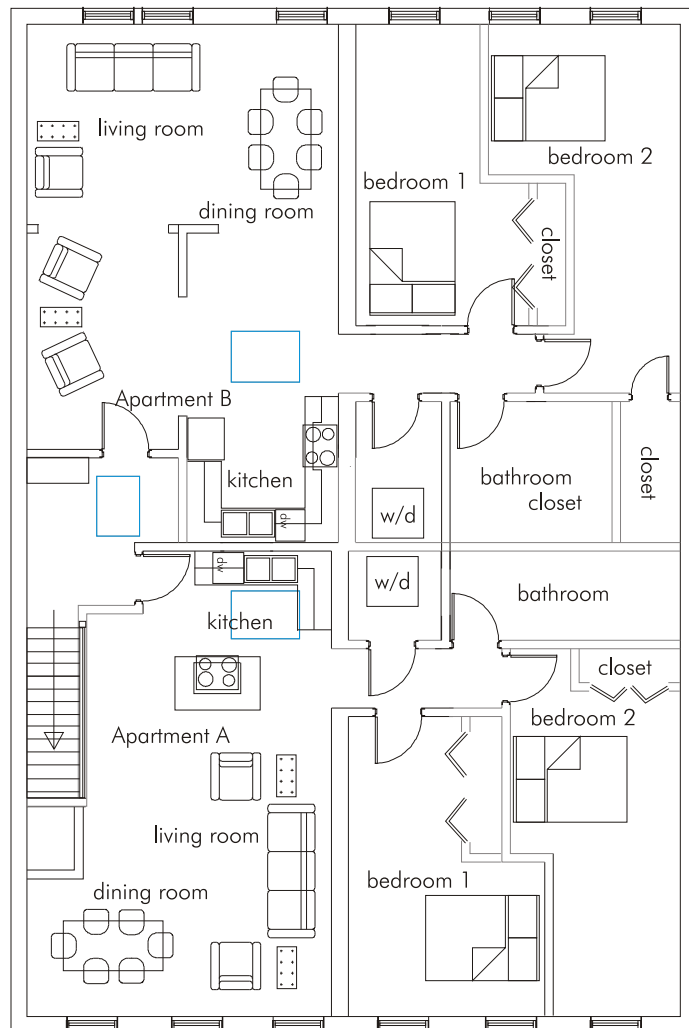
## Code Information:

Type of Construction:	Type 3A
Occupancy Classification:	R-3, Residential
Light 8% req:	1 window = 300 sq. ft.
Ventilation 4% req:	1 window = 300 sq. ft.
Max size of room with one window:	300 sq. ft.
Max Occupancy Load:	$2,100 \text{ sq. ft.} * / 200 = 10$
Min Number of Exits:	Occupancy Load $\leq 10 = 1$ Exit
Common Path of Egress:	36' (maximum is 75')
Exit Access Travel Distance:	95' (maximum is 200')
Egress Width:	$(0.3/\text{occupants}) = 30''$
Vertical Exit Enclosure:	1 hour fire rating

\*  $2,100 = 2,200 - 100$  (stairs & landing are not habitable spaces; square footage is subtracted to equal Net Residential)



Existing walls in white; reused walls in red; new walls in black.



Madison Street Facade  
Proposed Floor Plan

## Expenses:

Services: new plumbing, heating, cooling, electrical, lighting and fire protection  
= \$52,690

Finishes: new walls, painting, kitchen cabinets, lowered ceilings in bathrooms and closets, and wood floors refinishing  
= \$24,425

Appliances: washer and dryer, refrigerator, microwave, ice maker, dishwasher, range, hood and vent  
= \$15,700

Sub-total = \$92,815

Contractors fees 25% = \$23,204

Cost per sq. ft. 2,100 = \$52.75

## Comments:

The existing floor plan was broken up into small, unusable spaces. There was a very wide hallway in the middle of the plan and a central load bearing wall. The hallway forms a natural division between the two apartments. Apartment A facing the street is approximately 1,025 sq. ft. Apartment B towards the back of the building is 1,160 sq. ft. In each apartment, the load-bearing wall divides the common rooms from the private rooms. For code purposes, each designated bedroom must have access to a window, which explains the wall configuration.